LOTS 64 66
IN OR 278 PG 174
HAMBYS SUB PB 2/32

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1360-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

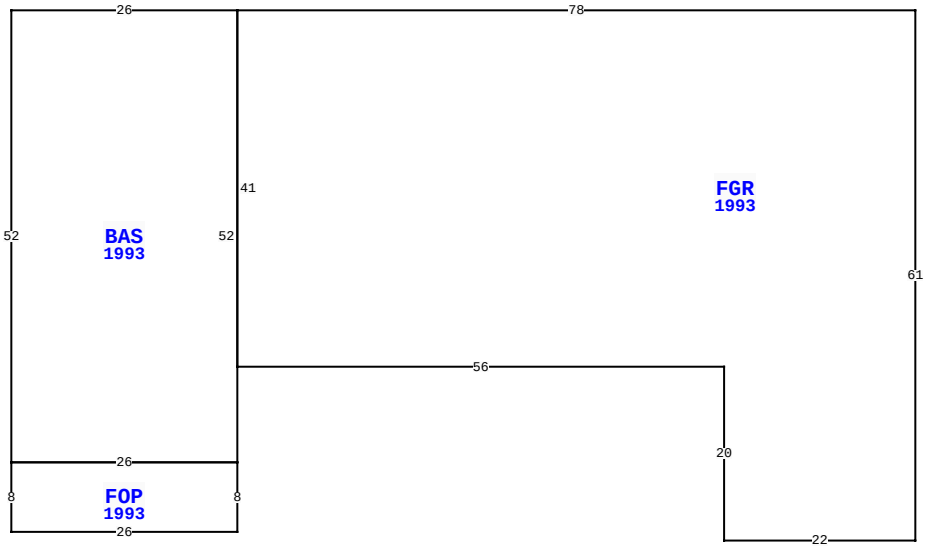
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	183,990
FGR	3,638	60	2,183	297,078
FOP	208	30	62	8,438
TOTALS	5,198		3,597	489,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	3,597	110.2100	189.01	679,869	1979	1979	0	0	0	28.00	72.00

1 GOVT BLDG – 0% - 0 Heated Area: 1352 HX Base Yr



2800 JOHN ROBAS ST, FERNANDINA BEACH

BLD DATE	07/11/2018	KK	LGL DATE	
XF DATE	07/11/2018	KK	LAND DATE	02/01/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		489,506
TOTAL MARKET OB/XF VALUE		13,712
TOTAL LAND VALUE - MARKET		463,500
TOTAL MARKET VALUE		966,718
SOH/AGL Deduction		362,719
ASSESSED VALUE		603,999
TOTAL EXEMPTION VALUE	04	603,999
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		966,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		981,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180840	REPAIR/RRF	10,420	03/12/2018
20111707	ELEC OTHER	700	09/28/2011
20111707	ELEC OTHER	700	09/28/2011
20111709	ADDITION	2,500	09/28/2011
20110634	REMODEL	9,900	04/26/2011
20100735	REPAIR/RRF	500	05/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0278/0174	10/01/1978	WD	U	V		6,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W78 BAS=[YR=1993] W26 S52 FOP=[YR=1993] S8 E26 N8 W26 $ E26 N52 $ S41 E56 S20 E22 N61 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	66	58	3,828.00	SF	4.00	4.00	100	1980	1980	3	32.5	4,976	
2	0812	CONCRETE C	0	0	0	0	1,700.00	SF	4.00	4.00	100	1984	1984	3	44	2,992	
3	0812	CONCRETE C	0	0	22	46	1,012.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,206	
4	0803	ASPHALT C	0	0	62	39	2,418.00	SF	2.00	2.00	100	1984	1984	3	50	2,418	
5	0505	FLAGPOLE A	0	0	0	0	40.00	LF	50.00	50.00	100	1984	1984	3	20	400	
6	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	1990	1990	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 13,712

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008900	C	MUNICIPAL	0		C-1	103.00	150.00	15,450.00	SF		1.00	1.00	1.00	30.00	30.00	463,500							

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.00 Total Land Value: 463,500 Market: 0 Agricultural: 0 Common: 463,500 PRINTED 08/06/2024 BY SYS